PLANNING COMMISSION REPORT



MEETING DATE: January 11, 2006 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Sierra Highlands - 19-ZN-2005

REQUEST

Original Published Request:

Request to rezone from Single Family Residential District, Environmentally Sensitive Lands (R1-190 ESL) to Single Family Residential District, Environmentally Sensitive Lands (R1-70 ESL & R1-43 ESL) with amended development standards on a 30.5 +/- acre parcel located at 8500 E Black Mountain Road (Northeast corner E. Black Mountain Road and N. 84th Street).

Key Items for Consideration:

- The applicant recently revised the application to rezone the entire property to the R1-70 ESL District.
- The zoning request will increase the number of lots allowed from 6 to 15.
- Over 15 acres of the property will be reserved as natural area open space.
- The developer will construct streets and infrastructure necessary to serve the site.
- The impacts on traffic and infrastructure will be negligible.

OWNER

Trimark Homes Inc. 480-854-3853

APPLICANT CONTACT

Alex Stedman LVA Urban Design Studio, LLC 480-994-0994

LOCATION

8500 E. Black Mountain Road

BACKGROUND

Zoning.

The site is zoned Single Family Residential/Environmentally Sensitive Lands District (R1-190/ESL). The R1-190/ESL District allows single-family homes, public schools, churches, and municipal uses. The minimum lot size allowed in this district is 190,000 square feet.

General Plan.

The General Plan Land Use Element designates this area as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

The General Plan Character and Design Element designates this area as Rural Desert Character Type. These areas generally contain relatively low-density and large lot development. These areas provide a rural lifestyle that includes



preserving the natural desert character and vegetation, building low profile structures, providing a natural buffer around development, and limiting road access.

Context.

This 30-acre property is located at the northeast corner of East Black Mountain Road and N. 84th Street. Two large washes run through the site, the site slopes from northeast to southwest, and the site contains boulder features. The property is located within the Upper Desert Landform of the Environmental Sensitive Land Ordinance. Although the property abuts R1-190 ESL zoning to the north, east, and west, the surrounding area also contains subdivisions zoned R1-43 ESL and R1-35 ESL.

Adjacent Uses and Zoning:

• North: Single-family home on 19 acres, zoned R1-190 ESL

• South: Single-family subdivision, zoned R1-43 ESL

• East: Vacant 10 acres, ranch further east, zoned R1-190 ESL

• West: Vacant 5-acre lots, zoned R1-190 ESL

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This applicant originally requested to rezone the 30-acre property from the R1-190 ESL District to a combination of R1-70 ESL and R1-43 ESL Districts. However, after community involvement, the applicant recently amended the application for the entire 30 acres to be rezoned to the R1-70 ESL District. The rezoning will change the allowable density from 6 lots to 15 lots, and the applicant requests amended development standards pertaining to lot size, widths, and setbacks.

Amended Development Standards.

The proposed amended development standards would allow for the decreased lot size, lot width, and setbacks to allow development flexibility and increased natural area open space (NAOS) as outlined in the table below:

Development Standard	Required	Amended	
Lot Size	70,000 square feet	63,000 square feet	
Lot Width	250 feet	200 feet	
Setbacks	Front: 60 feet	Front: 45 feet	
	Side: 30 feet	Side: no change (30 feet)	
	Rear: 60 feet	Rear: no change (60 feet)	
NAOS	11.61 acres	15.23 acres	

Development information.

• Existing Use: Vacant land (desert)

• Proposed Use: 15-Lot single-family subdivision

• Parcel Size: 30.47 gross acres (28.62 gross acres)

• Existing Density Allowed: 0.21 home per gross acre (6 homes)

• Proposed Density: 0.50 homes per gross acre (15 homes)

• Proposed Lot sizes: 63,000 square foot minimum

• Building Height Allowed: 24 feet in ESL

• Building Height Proposed: 24 feet

• NAOS Required: 11.61 acres (38%)

• NAOS Provided: 15.23 acres (50%)

IMPACT ANALYSIS

Density.

Both the existing R1-190/ESL and the proposed R1-70/ESL District are consistent with the General Plan. The proposed R1-70 District provides a transition between the adjacent R1-190 ESL Districts and the surrounding subdivisions that are zoned R1-43 ESL and R1-35 ESL. The road and lot configuration proposed, along with the amended development standards, limit land disturbance and help preserve substantial meaningful natural open space through washes and around the perimeter of the property.

A 10-acre strip of land lying directly east of the property will remain as R1-190 ESL and act as a buffer between this property and the existing ranch located further east.

Traffic.

Both North 84th Street and East Black Mountain Road are classified as local collector streets. East Black Mountain Road is paved from Hayden Road to North 84th Street, and from North 86th Place to Pima Road. The developer is required to improve Black Mountain Road from North 84th Street to North 86th Place, which will provide a continuous paved street from Hayden Road to North Pima Road. The increase in dwelling units from 6 to 15 represents an estimated increase of 86 daily trips, which will have a nominal impact on the surrounding streets.

Water/Sewer.

Water and sewer is available near the site. The applicant is responsible for new water and sewer infrastructure to service the site, and would extend existing lines in the adjacent streets.

Police/Fire.

The nearest fire station is located less than two miles away at 31802 N. Pima Road. The increase from 6 lots to 15 lots is not anticipated to impact police or fire services.

Schools District comments/review.

Cave Creek Unified School District has been notified of this application, and states that the District has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

Open space.

The development plan provides limited building envelopes and over 15 acres of natural area open space (NAOS) that will be located to preserve the existing drainage channels and provide a natural buffer around the development.

Community Involvement.

The applicant has contacted surrounding property owners and has held an open house to receive community input. After receiving community input the applicant recently amended the application from rezoning to a combination of R1-70 ESL and R1-43 ESL Districts to rezoning the entire 30 acres to the R1-70 ESL District. Phone calls were received by staff expressing concerns over the increase in allowable density and requesting that Black Mountain Road be paved. One letter was submitted by the Coalition of Pinnacle Peak, Inc., expressing no opposition to the proposal, and there has been no other written opposition or written support of this request. (See Citizen Involvement, Attachment #7)

Community Impact.

The change to allow 15 lots instead of 6 lots will increase the density allowed on the site, but the rezoning will have little or no impact on existing infrastructure or services. The proposed zoning district provides large lots with limited building envelopes, no perimeter walls, a significant increase in the amount of natural area open space, limited road access, and a natural buffer around the exterior and interior of the development. The proposal limits land disturbance and helps preserve substantial meaningful natural open space through washes and around the perimeter of the property.

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval of R1-70 ESL, subject to the attached stipulations.

RESPONSIBLE DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Tim Curtis, AICP Project Coordination Manager 480-312-4210

E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curus, AICP Report Author

Lusia Galav, AICP

Current Planning Director

ATTACHMENTS

- 1. Applicant's Narrative
- 1A. Amended Development Standards
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Land Use Map
- 4. Zoning Map
- 5. Stipulations
- 6. Additional Information
- 7. Citizen Involvement
- 8. City Notification Map
- 9. Site Plan

SIERRA HIGHLANDS

19-ZN-2005

PROJECT NARRATIVE

(REVISED: 12.15.2005)

Location

The subject property comprises approximately 30.5 acres at the northwest corner of the Black Mountain Road and 84th Street intersection, just west of the Los Cedros commercial equestrian facilities. The property is currently accessed via 84th Street with asphalt roadway improvements extending to the southwest corner of the property.

The property is surrounded by a combination of recent subdivisions developments and older rural properties. The Cortona community is located immediately Southwest of the subject property, with large vacant lots on the south, west and north edges of the property. The Los Cedros equestrian center is located immediately to the east and operates under a special use permit. The Desert Springs residential community is located northeast of the site and Vista Viento Estates is to the northwest.

General Plan

The subject property is General Plan designated for Rural Neighborhood. This land use designation generally provides for development densities at one dwelling unit per acre or less. The designation also promotes the sensitive development of land, consistent with the objectives of the ESL Ordinance. This application satisfies both the density and the sensitivity objectives setforth by the City General Plan with a request for 0.59 Du/Ac.

Zoning Request

The applicant is requesting the rezoning of approximately 30 acres of a larger 40-acre property currently zoned R1-190 ESL. The applicant has elected not to propose rezoning of the full 40 acres and will maintain the current R1-190 ESL zoning designation on the eastern 10 acres. The applicant is requesting rezoning of the western 30 acres as R1-70 ESL.

The zoning of surrounding properties is a combination of R1-43 to the south, R1-35 to the northeast and R1-190 to the west, north and east (see attached Zoning Context Exhibit). The Los Cedros property, located immediately east of the subject property, is zoned R1-190 but operates as a commercial equestrian facility under a use permit. This permit allows the Los Cedros property to operate with a higher intensity of land use to include horse boarding, training and breeding activities. The applicant believes that the existing surrounding land use and approved zoning, coupled with surrounding neighborhood support of the application, combine to create an appropriate opportunity for rezoning of the property to fit within an established context. Further, the applicant feels that the appropriateness of the R1-70 ESL request is justified as an extension of existing approved densities in the surrounding area, proximity to the intensity of use currently allowed on the Los Cedros property and through the provision of additional open space in addition to the required NAOS area. Enhanced open space setbacks and sensitivity to surrounding uses and on-site natural features, all contribute to reduce visual impacts and perceived density from adjacent properties.

Existing Conditions

The site slopes to the northeast and on-site drainage conveyance is generally confined to the major wash corridor that bisects the property. This wash will be preserved in its natural state and will serve multiple roles as a drainageway, NAOS corridor/amenity and trail corridor for hikers and equestrian users.

Development Plan

The development plan proposes fifteen (15) single-family lots distributed throughout the 30.5 acre site, at an overall density of 0.5 Du/Ac. A single gated access point for the

community has been proposed along Black Mountain Road at a location to match an approved ingress/egress on the south side of the street. The internal local street network has been designed to minimize the impacts on environmental features such as existing wash corridors, and to reduce the total amount of street area within the project. No cuts and fills greater than eight (8) feet related to the internal roadway network are anticipated. On-lot building envelopes have been carefully delineated to promote the preservation of the open desert character of the area and to protect sensitive environmental features such as the identified wash corridors and vegetation areas. Development envelopes will be generally oriented to abut rear yards onto the wash corridors and designated opens space areas. By recognizing these natural amenities, development impacts can be reduced while enhancing the overall aesthetics of the community for future residents and meeting the goals and values of the City of Scottsdale.

The natural area open space designation will be applied to most of the land area within the identified wash corridors, whereby protecting areas of greatest environmental sensitivity and vegetation density. NAOS areas will also be established adjacent to perimeter roadways and property boundaries, to provide buffering for the community and establish connectivity to existing natural areas off-site. In addition, portions of the overall NAOS area will be utilized for storm water retention and will be designed to blend into natural grades and contours. These facilities will also be revegetated with salvaged plant materials to aesthetically integrate into the natural landscape. The determination of the overall NAOS area was calculated by conducting a digital slope analysis of the property and applying the findings within the standards for the upper desert landform category as provided by the City of Scottsdale Zoning Ordinance. Per the requirements of the ESL Ordinance within the Upper Desert landform, the proposed project is required to provide 11.6 acres of NAOS area. The site plan for the project proposes that 15.23 acres, or approximately 50% of the overall site area, be established as NAOS.

The zoning change is being proposed to further enhance the residential land uses that will be developed on the site. To promote the cohesiveness of character with the surrounding residential areas, the zoning change is incorporating appropriate residential densities that transition from R1-43 ESL on the southeast side of the property to the R1-70 ESL to the north and west. This transition is consistent with the existing land use patterns that surround the property. This transition of residential densities achieved by the requested zoning change will further enhance the integration of the proposed development into the surrounding neighborhoods and compliment the existing character of the area. Public outreach completed in association with the proposed project has received the support of the majority of neighboring property owners.

Conclusion

In conclusion, the proposed development will meet the development objectives set forth by the City of Scottsdale with regards to values and goals associated with rural character. These objectives have been prioritized within the proposed Sierra Highlands community by focusing on the importance of appropriate land uses and development densities, maintaining a balance between sensitive development and land preservation, and promoting the semi-rural character of the surrounding area. Furthermore, the applicant has worked diligently with area residents to create and promote a development plan that is conducive to the interests of the area.

The key components for justifying the request are:

- 1. Neighborhood support
- 2. Conformance to the General Plan
- 3. Increased open space (50% of the site).
- 4. Compatible with zoning context (R1-43/R1-35/commercial equestrian facility) with a lower proposed density of 0.5 DU/AC.

We respectfully request the support and approval of the Sierra Highlands rezoning application.

SIERRA HIGHLANDS 142-PA-2005

(REVISED: 12/13/05)

Amended Development Standards Justification Form NEC of Black Mountain Road & 84th Street Please attach the proposed Development Standards to this form

Which of the following development standards are requested for amendment?

R1-70 ESL:			
X Lot Size: % of increase or decrease	Minim	um Lot Size: 63,000 Sq.Ft.	
X Lot Width: % of increase or decrea	se 20% Minim	um Lot Width: 200'.	
X Setbacks: % of increase or decreas	e_0% Minim	um Front Setback: 45'.	
	Minim	um Rear Setback: 60	
	Minim	um Side Setback: 30'.	
X Sideyard Wall Setbacks: % of inc./	dec. 0% Min. S	sidewall Setback: 0' .	

What are the major environmental features on the site?

The site contains a significant wash corridor that bisects the property from east to west and a smaller wash to the north that runs on a parallel alignment. These washes have been identified on the site plan for protection and preservation with exception of roadway and driveway crossings. Development envelopes and roadway alignments have been oriented to reduce impacts to these features throughout the site.

The site plan also identifies the locations of significant boulder features throughout the site. The majority of the boulders are scattered throughout the southwest corner of the property and generally located outside of the defined building envelopes within proposed open space areas. The combination of the identified wash corridors and boulder features comprise the highest priority open space areas on the property.

Describe how these reductions result in better protection of environmental features than if the property were developed using standard lot sizes and setbacks:

Reductions to the development standards will allow building lot and envelope shapes and sizes to better integrate within the existing natural environment, creating a balanced development scenario that will promote the preservation of the wash corridors and ensure protection of the associated habitat areas. In addition, increased development standard flexibility will allow for the consolidation of open space into larger unified tracts for buffering and connectivity of habitat.

What is the minimum NAOS required per ordinance? 11.6 Acres. What is the amount of NAOS provided by the applicant? 15.2 Acres. What is the percentage of the overall site (gross parcel size) being dedicated in NAOS? 50%

Will the NAOS be shown in common tracts and dedicated on the final plat? No.

Will the NAOS be dedicated with each lot as it comes in for development? Yes. If yes, explain how the City might achieve assurance that NAOS dedications are logical and connect with NAOS areas that will be or have been dedicated. The final plat will include an N.A.O.S. easement dedication.

Is the amount of NAOS being dedicated as part of the NAOS Density Incentive Provision of ESLO?

No.

Special Circumstances: None

Amended Development Standards for Case 19-ZN-2005 Amended Development Standards shown in **BOLD CAPS** and strikethrough.

Sec. 5.030. R1-70 single-family residential district.

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.032. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

Any use permitted in the (R1-190) single-family residential district. (see section 5.012A).

B. Uses subject to conditional use permit. Any use permitted by conditional use permit in the (R1-190) single-family residential district (see section 5.012B).

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.033. Approval required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 district:

A. Lot area.

- 1. Each lot shall have a minimum lot area of not less than seventy thousand (70,000) SIXTY THREE THOUSAND (63,000) square feet.
- 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot dimensions.

Width. All lots shall have a minimum width of two hundred and fifty (250) (200) feet. FLAG LOTS SHALL HAVE A MINIMUM WIDTH OF TWENTY (20) FEET.

- C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.
- D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
- E. Yards.
- 1. Front Yard.
- There shall be a front yard having a depth of not less than sixty (60) FORTY FIVE (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) FORTY FIVE (45) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of sixty (60) FORTY FIVE (45) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
- 2. Side Yard. There shall be a side yard of not less than thirty (30) feet on each side of a building.
- 3. Rear Yard. There shall be a rear yard having a depth of not less than sixty (60) feet.
- 4. Other requirements and exceptions as specified in article VII.

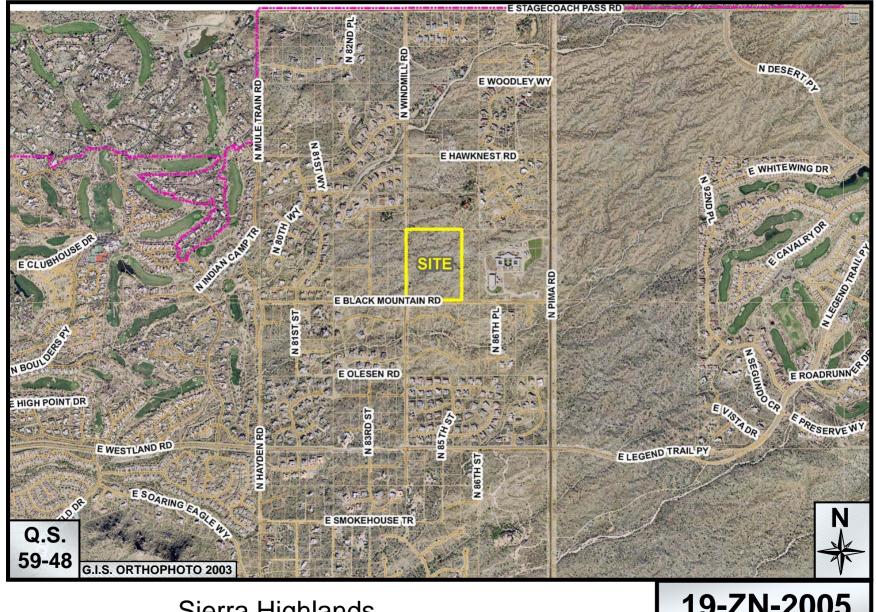
- F. Distance between buildings.
- 1. There shall be not less than ten (10) feet between an accessory building and the main building.
- 2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.
- G. Buildings, walls, fences and landscaping.
- 1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
- 2. A minimum of five (5) percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93)

Sec. 5.035. Off-street parking. The provisions of article IX shall apply. (Ord. No. 2470, § 1, 6-16-92)

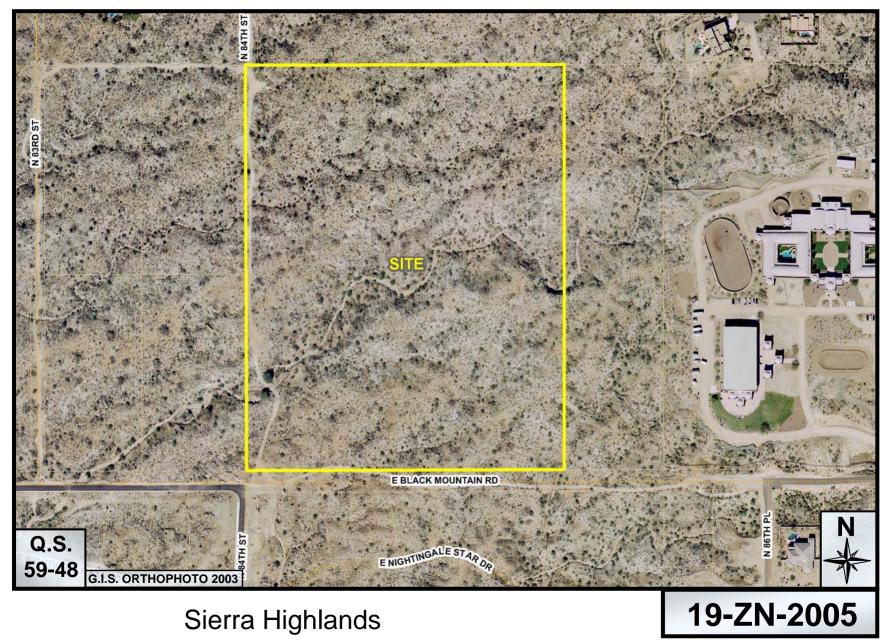
Sec. 5.036. Signs. The provisions of article VIII shall apply. (Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037--5.099. Reserved.]



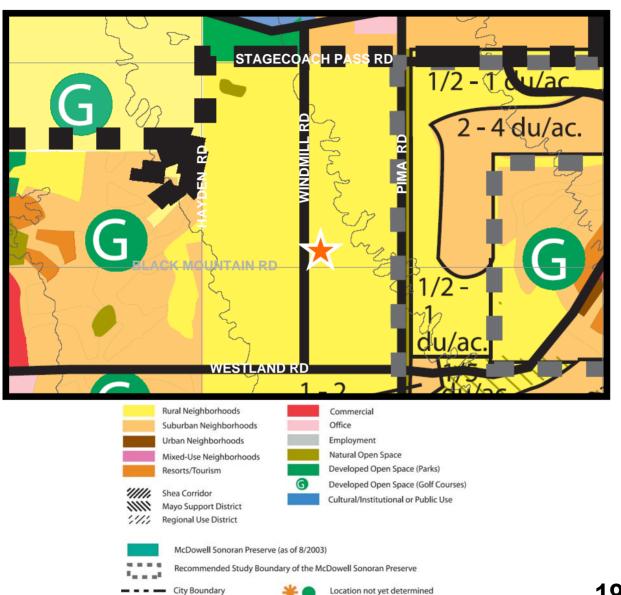
Sierra Highlands

19-ZN-2005



ATTACHMENT #2A

General Plan





19-ZN-2005 ATTACHMENT #3

Rezone from Single Family Residential District, Environmentally Sensitive Lands (R1-190 ESL) to Single Family Residential District, Environmentally Sensitive Lands (R1-70 ESL) with amended development standards E ARROYO SECO RD E CAVALRY DR R1-190 **ESL** R1-70 ESL E BLACK MOUNTAIN RD N 84TH ST 19-ZN-2005

ATTACHMENT #4

STIPULATIONS FOR CASE 19-ZN-2005

PLANNING/ DEVELOPMENT

- CONFORMANCE TO SITE PLAN. Development shall conform to the Site Plan (Revised For Planning Commission 12-08-2005) submitted by LVA Urban Design Studio, LLC. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
- 2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The number of dwelling units on the site shall not exceed fifteen (15) units without subsequent public hearings before the Planning Commission and City Council.
- 3. NATURAL AREA OPEN SPACE. There shall be a minimum of 663,400 square feet (15.23 acres) dedicated as Natural Area Open Space (NAOS), as shown on the Preliminary Open Space Plan submitted by LVA Urban Design Studio, LLC and dated 12/14/05.
- 4. LOTS ADJACENT TO LESS INTENSIVE ZONING. Residential lots on the perimeter of the site, within fifty (50) feet of the boundary of another residential parcel with less intensive zoning, shall have rear yard setbacks not less than the minimum rear yard setback of the adjacent lot(s) in the residential parcel with less intensive zoning. The minimum lot width of a residential lot on the perimeter of the site, within fifty (50) feet of the boundary of another residential parcel with less intensive zoning, shall not be reduced by development standards amended for this zoning case.
- 5. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the amended development standards for the R1-70 ESL District, dated 12/13/05 and attached as Attachment #1A. The minimum lot width of a residential lot on the perimeter of the site, within fifty (50) feet of the boundary of another residential parcel with less intensive zoning, shall not be reduced by development standards amended for this zoning case. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
- 6. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning does not and shall not commit the city to provide any of these improvements.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the <u>Design Standards and Policies Manual</u>:

Street Name/Type	Dedications	Improvements	Notes
Black Mountain Rd.	25' half	Half Street	Α
Local Collector	(40' existing)		
84 th Street	25' half	Not Required	
Local Collector		•	

- A. The developer shall be responsible for the construction of Black Mountain half street between existing pavement sections to the east and west to serve the property. Developer shall construct Black Mountain half street as a local collector and it shall be designed and constructed according to Figure 700-3 requirements of the City of Scottsdale ESL Road Design Standards, and it shall be a minimum 24 feet of pavement with roll or ribbon curb, 6'-shoulder on both side.
- 2. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. [Black Mountain Road and 84th Street] The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance on Black Mountain Road.
- 3. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. All Internal Residential Streets shall be designed and constructed according to Figure 700-5 requirements of the <u>City of Scottsdale ESL Road Design Standards</u>.
 - b. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - c. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - d. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

WATER/WASTEWATER

- WATER. At the time of development, the developer shall construct a 12" water line on 84th Street frontage and 12" water line on Black Mtn. Road frontage and it shall conform to the City <u>Water</u> <u>System Master Plan</u>.
- 2. WASTEWATER. At the time of development, the developer shall construct a sewer main to the northeast corner of the property and connect to the existing sewer line at that corner and it shall conform to the City Wastewater System Master Plan.

ADDITIONAL INFORMATION FOR CASE 19-ZN-2005

PLANNING/DEVELOPMENT

- DENSITY CONTINGENCIES. The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
- 2. FINAL LOT LOCATION. The specific location of each lot shall be subject to Development Review Board approval.
- ACCESS TO ADJACENT PARCEL TO EAST. In the event that the adjacent exception 10-acre
 parcel to the east divides, all lots shall have frontage on a public or private street. The developer
 may consider extending the private street tract to the exception parcel. The exception parcel may
 also maintain frontage from E. Black Mountain Road.
- 4. NOTICE TO PROSPECTIVE BUYERS. The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.
- 5. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the <u>Scottsdale Revised Code</u> for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.
- 6. NATURAL AREA OPEN SPACE (NAOS) IDENTIFICATION. With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form. (upper desert)
- 7. NATURAL AREA OPEN SPACE DEDICATION, CONVEYANCE AND MAINTENANCE. With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the <u>Scottsdale Revised Code</u> and permanently maintained as NAOS.
- 8. NATURAL AREA OPEN SPACE STAKING. Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
- 9. NATURAL AREA OPEN SPACE PROTECTION DURING CONSTRUCTION. Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
- 10. NATURAL AREA OPEN SPACE ADJACENT FENCES. All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the natural grade.
- 11. NATURAL AREA OPEN SPACE REVEGETATION. Before final site inspection, the developer

- shall revegetate NAOS in conformance with the <u>Scottsdale Zoning Ordinance</u>, to the satisfaction of city staff.
- 12. BOULDERS AND BEDROCK OUTCROPS. With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops. Boulders and bedrock outcroppings that meet the minimum standards for protection as defined in <u>Scottsdale Zoning Ordinance</u> shall be protected by a boulder easement encompassing the boulder or bedrock outcropping and extending ten (10) feet from the perimeter of the boulder or bedrock outcrop.
- 13. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material, which has the potential to reach a mature height greater than twenty (20) feet, shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
- 14. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the <u>Scottsdale Revised Code</u> native plant provisions, but which are necessary for on-site renegotiation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
- 15. LOCATION OF INTERNAL STREETS AND DRIVEWAYS. Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
- 16. MAINTENANCE AND PRESERVATION RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.
- 17. FINAL CONSTRUCTION ENVELOPES. Before issuance of any building permit for the site, the developer shall stake the construction envelopes for inspection by city staff. All construction shall take place inside the construction envelopes. With the preliminary plat submittal, the developer shall submit an unrecorded supplemental document identifying the construction (building) envelopes.

ENGINEERING

- FEES. The construction of water and sewer facilities necessary to serve the site shall not be inlieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
- 2. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
- 3. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to

Water Resources Department approval. The basis of design report shall conform to the <u>Design Standards and Policies Manual</u>. In addition, the basis of design report and plan shall:

- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
- b. Identify the timing of and parties responsible for construction of all water facilities.
- c. Include a complete description of requirements relating to project phasing.
- 4. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the <u>Design Standards and Policies Manual</u>. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.

DRAINAGE AND FLOOD CONTROL

- 1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the <u>Design Standards and Policies Manual</u> Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- verses post-development discharge comparison of ALL washes that exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
- 2. STORM WATER STORAGE REQUIREMENT. Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, Vr, and the volume provided, Vp, using the 100-year, 2-hour storm event.
- 3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the <u>Scottsdale Revised Code</u> and the <u>Design Standard</u>s and Policies Manual.

OTHER REQUIREMENTS

ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities
that disturb five or more acres, or less than five acres if the site is a part of a greater common
plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES)
General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One
Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S.

Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site http://www.epa.gov/region.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
- 2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
- 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
- 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
- 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
- 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Builds, as issued by the MCESD.

- (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
- (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
- (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

DEVELOPMENT STANDARDS

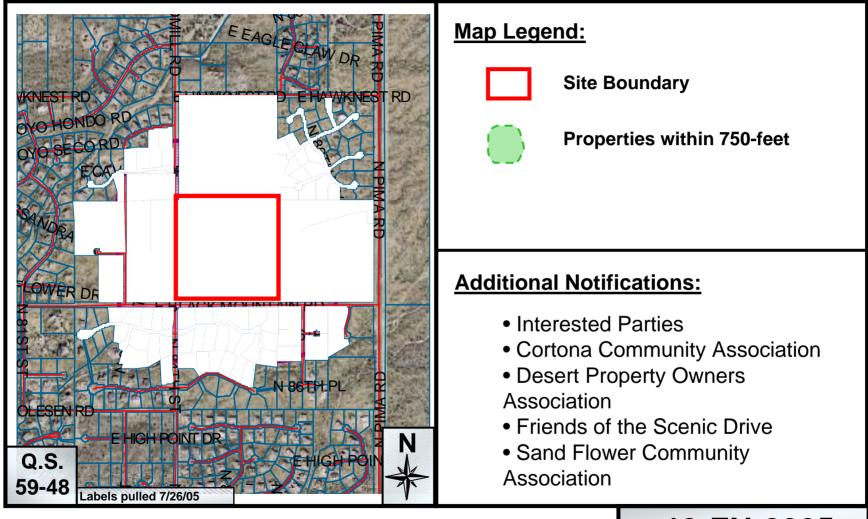
SUBDIVISION NAME:		Sierra Highlands	
CASE #:	-	19-ZN-2005	
7ONING	D1 70 ESI		

ZON	JING R1-70 ESL		
		ORDINANCE REQUIREMENTS	AMENDED STANDARDS
Α.	MIN. LOT AREA	70,000 sf	63,000 sf
В.	MIN. LOT WIDTH	.,	,
	1. Standard Lot	250′	200′ (1)
	2. Flag Lot		20′
C.	MAXIMUM BUILDING HEIGHT	24' per ESL	24' per ESL
D.	MIN. YARD SETBACKS		
	1. FRONT YARD		
•	FRONT (to face of building)	60′	45′
•	FRONT (to face of garage)	60′	45′
•	FRONT (corner lot, side street)	60′	45′
•	FRONT (corner lot, adjacent to key lot, side street)	60′	45′
•	FRONT (double frontage)	60′	45′
	2. SIDE YARD		
•	Minimum	30′	30′
•	Minimum aggregate	60′	60′
	3. REAR YARD		
•	Standard Depth	60′	60′ (1)
E.	DISTANCE BETWEEN BUILDINGS (MIN)		
	1. Accessory & Main	10′	10′
	2. Main Buildings/Adjacent Lots	60′	60′
F.	MAXIMUM WALL HEIGHT		
	1. FRONT	3′	3′
	2. SIDE	8′ (2)	8′ (2)
	3. REAR	8′ (2)	8′ (2)
G.	APPLICABLE ZONING CASES		19-ZN-2005
Н.	NOTES & EXCEPTIONS		
(1)	Residential lots on the perimeter of the site, within		
	fifty (50) feet of the boundary of another residential		
	parcel with less intensive zoning, shall have rear		
	yard setbacks not less than the minimum rear yard		
	setback of the adjacent lot(s) in the residential		
	parcel with less intensive zoning. The minimum lot		
	width of a residential lot on the perimeter of the		
	site, within fifty (50) feet of the boundary of another residential parcel with less intensive zoning, shall		
	not be reduced by development standards		
	amended for this zoning case.		
(2)	•		
(-)			
	, ,		
(2)	•		

Sierra Highlands - (19-ZN-2005) Attachment #7 Citizen Involvement

The above attachment is on file at the City of Scottsdale Current Planning office, 7447 E Indian School Road, Suite 105.

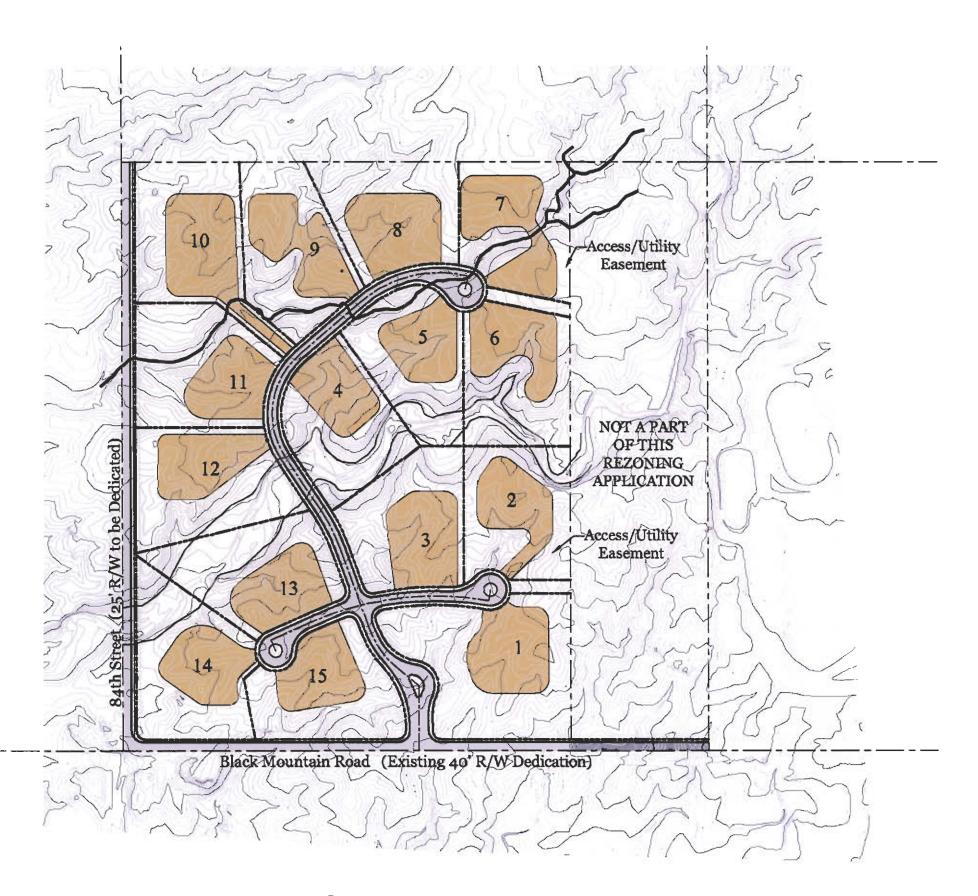
City Notifications – Mailing List Selection Map



Sierra Highlands

19-ZN-2005

ATTACHMENT #8



SITE PLAN (Revised For Planning Commission 12-08-2005)

SIERRA HIGHLANDS

SCOTTSDALE, ARIZONA

SITE DATA:

GROSS AREA: 30.5 Acres
NET AREA: 29.0 Acres
PROPOSED # OF LOTS: 15
GROSS DENSITY: 0.50 Du/Ac.
CURRENT ZONING: R1-190 ESL

PROPOSED ZONING:

R1-70 ESL: 30.5 Acres

PROVIDED N.A.O.S. AREA: 15.2 Acres

AMENDED RI-70 ESL SETBACKS:

FRONT: 45' MIN. SIDE: 30' MIN. REAR: 60' MIN.

MIN. LOT AREA: 63,000 (W/ 10% REDUCTION)
MIN. LOT WIDTH: 200' (W/ 20% REDUCTION)

VICINITY MAP (N.T.S.)

